

Land Use Petition

Project Number: 2016.178

Subject Property Information

Address/Location: 975 and 985 Corporate Boulevard

Parcel Number(s): 15-02-401-023, 15-02-401-024

Petition Request(s)

Requesting approval of a Final Plat for Lot 1 of Church Corporate Park Resubdivision Number 1 Subdivision located at 975 and 985 Corporate Boulevard

Requesting approval of a Final Plan for Lot 1 of Church Corporate Park Resubdivision Number 1 Subdivision located at 975 and 985 Corporate Boulevard for a Business and professional, office (2400) and Warehouse, Distribution and storage services (3300) Uses

Attachments Required

(a CD of digital files of all documents are also required)

Word Document of: Legal Description (2-1)	Two Paper and One pdf Copy of:	One Paper Copy of:
	Fire Access Plan (2-6)	Final Plat (2-5)
One Paper and pdf Copy of:	Address Plat (2-17)	Final Plan (2-4)
Qualifying Statement (2-1)	Final Engineering Plans (2-16)	Landscape Plan (2-7)
Plat of Survey (2-1)	Stormwater Permit Application (App 6-5)	Building and Signage Elevations (2-11)
Legal Description (2-1)	Stormwater Report (2-10)	
Letter of Authorization (2-2)	PE Use Fee Fixture Count Sheet (5-4)	
Existing CC and Rs (2-1)	Soil Investigation Report	
Contact Worksheet (1-5)	Wetland Determ	
Filing Fee Worksheet (1-6)		
Parking Worksheet (1-8)		
Landscape Requirement Worksheet (1-22)		
Landscape Materials Worksheet (1-23)		

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Petition Fee: \$750.00 (Payable to The City of Aurora)

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

*The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: [Signature] Date 3/3/17

Print Name and Company: HENKELS & MCCOY, INC. Joseph C. Paulits IV

I, the undersigned, a Notary Public in and for the said County and State and do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 3rd day of March 2017.

State of Pennsylvania) SS

County of Montgomery

Notary Signature: [Signature]
COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
ANN B OCHELTREE
Notary Public
MONTGOMERY COUNTY, WHITPAIN TWP
My Commission Expires Sep 24, 2020

NOTARY PUBLIC SEAL

Filing Fee Worksheet

Project Number: 2016.178

Petitioner: Henkels & McCoy, Inc.

Number of Acres: 4.97

Number of Street Frontages: 2.00

Non-Profit No

Linear Feet of New Roadway: 0

New Acres Subdivided (if applicable): 4.97

Area of site disturbance (acres): 3.91

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$ 750.00
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -

Total: **\$750.00**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Steve Broadwell

Date: 3/1/17

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PLANNING & ZONING DIVISION



Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org



Project Contact Information Sheet

Project Number: 2016.178

Owner

First Name: David Initial: Last Name: Wolff Title: Mr.
Company Name: Wolff, LLC
Job Title: Manager
Address: 975 Corporate Blvd
City: Aurora State: IL Zip: 60502
Email Address: Dwolff517@AOL.com Phone No.: Mobile No.: 847-989-9590

Main Petitioner Contact (The individual that signed the Land Use Petition)

Relationship to Project: Contract Purchaser
Company Name: H & M Shared Services, Inc., A Henkels & McCoy Group Company
First Name: Lori Initial: Last Name: Sartin Bruno Title: Ms.
Job Title: Senior Manager, Real Estate and Facilities
Address: 985 Jolly Road
City: Blue Bell State: PA Zip: 19,422.00
Email Address: lsartin@henkels.com Phone No.: 215-283-7635 Mobile No.: 610-906-6701

Additional Contact #1

Relationship to Project: Architect
Company Name: Ware Malcomb
First Name: Cameron Initial: M. Last Name: Trefry Title: Mr.
Job Title: Regional Director
Address: 1900 Spring Rd #210
City: Oak Brook State: IL Zip: 60,523.00
Email Address: ctrefry@waremalcomb.com Phone No.: 630-570-6760 Mobile No.:

Additional Contact #2

Relationship to Project: Engineer
Company Name: SPACECO, Inc.
First Name: Brett Initial: M. Last Name: Duffy Title: Mr.
Job Title: Executive Vice President
Address: 9575 W Higgins Rd, Suite 700
City: Rosemont State: IL Zip: 60,018.00
Email Address: bduffy@spacecoinc.com Phone No.: 847-696-4060 Mobile No.: 847-612-7015

Additional Contact #3

Relationship to Project:
Company Name:
First Name: Initial: Last Name: Title:
Job Title:
Address:
City: State: Zip:
Email Address: Phone No.: Mobile No.:

Additional Contact #4

Relationship to Project:
Company Name:
First Name: Initial: Last Name: Title:
Job Title:
Address:
City: State: Zip:
Email Address: Phone No.: Mobile No.:

Proposed Redevelopment of 975 Corporate Blvd. and 985 Corporate Blvd. located in Aurora, Illinois for Henkels & McCoy, Inc.

Henkels & McCoy, Inc. is a 94 year old, privately held Utility Infrastructure Contractor. Our business focuses on utility companies, municipalities, power and energy developers and telecommunications organizations. The primary purpose for the redevelopment of this facility will be as office space and a warehouse. Henkels & McCoy, Inc. has maintained its Central Region office in Batavia, IL for over ten years, and there are approximately 50 employees currently working at this location. Our business has grown and we have a need to expand our Regional office to house approximately 100 employees.

Henkels & McCoy, Inc. major markets include industrial electric power, natural gas distribution, telecommunications and renewable energy. Service categories include: Power Transmission, Power Distribution, Power Substation, Pipeline, Natural Gas Distribution, Natural Gas Compression Station, Wireless Communication, Buried Communication, Aerial Communication and Network Infrastructure Markets. 100% of sales are devoted to these activities.

Henkels & McCoy performs their services off site at customer locations or properties. Few customers, especially the general public come to our Regional Office site.

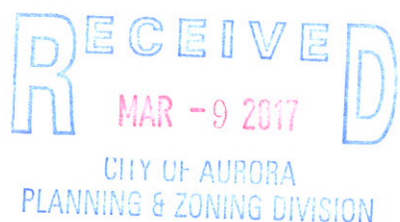
The primary use of this space will be to provide offices for Executives, Operations, Sales & Marketing, Engineering staff, Project Management, Human Resources, Accounting, and parking for these employees. In addition to offices, the site will include storage of construction equipment and materials and staging of company owned or leased equipment. Of the approximate 216,046 S.F. of site area, 20,000 S.F. of office building with an additional 8,000 S.F. for inside storage warehouse. There is also outside storage of 20,000 S.F. for cable reels, piping and equipment. To secure materials and equipment, we are proposing a fencing system that will provide security and concealment for the surrounding areas.

The building and site arrangements are indicated on the submitted plans. The primary use will have DOT certified utility truck and trailer combinations, high reach boom trucks, combination tractor/trailers for off road equipment. We are anticipating 10 to 20 in and out trips per week of this equipment. We proposed an additional entrance off of Corporate Boulevard to anticipate these activities.

Henkels & McCoy's primary use is a 24 hour operation; 365 days per year. Peak use times will be between 6:00 AM and 6:00 PM, Monday through Friday.

As Henkels & McCoy, Inc.'s primary customers are utility companies, municipalities and/or authorities there is little need to advertise to the general public; however we will be including identification signage on the buildings and at the site entrance points within the limits of the city's zoning requirements.

All on site activities revolve around the primary use. There are no proposed independent activities.



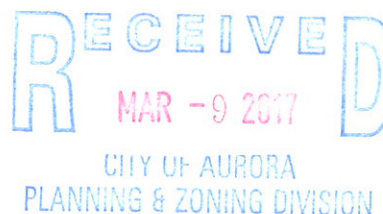


MEMORANDUM

HENKELS & MCCOY, INC. | 985 JOLLY ROAD | BLUE BELL, PA 19422 | (215) 283-7600

February 10, 2017

From: Lori Sartin Bruno, FMP, SFP
 Senior Manager, Real Estate and Facilities
 H&M Shares Services, Inc.
 985 Jolly Road
 Blue Bell, PA 19422
 (215) 283-7635
 lsartin@henkels.com



To: City of Aurora, Planning and Zoning Division
 44 E. Downer Place, Aurora IL 60507
 630-256-3080
 coaplanning@aurora-il-org

Re: Authorization Letter for: Property address

To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize

_____, and its representatives, to act as the owner's agent through the _____ Land Use Petition process with the City of Aurora for said **property**.

Theresa Fontaine
 Signature: Date 3/8/2017

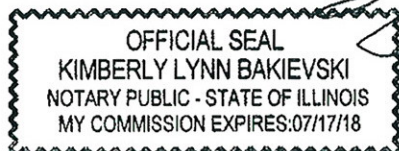
Subscribed And Sworn To Before Me This

Day Of ,

Notary Signature

Notary Public Seal

Kimberly Lynn Bakievski



AUTHORIZATION

The undersigned, WOLFF, LLC, an Illinois limited liability company, being the owner of real property located generally at 975 and 985 Corporate Boulevard in Aurora, Illinois (the "**Subject Property**"), hereby authorizes HENKELS & MCCOY, INC. and any affiliate or designee thereof, to file one or more applications for land use petition, zoning approvals, plan approval, and related permits and approvals with the City of Aurora relating to the Subject Property, including, but not limited to, plat of resubdivision approvals, planned developments and other related approvals.

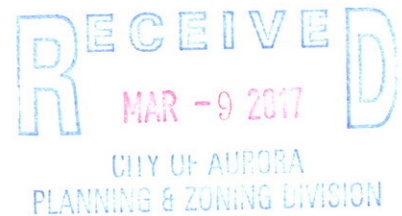
3rd IN WITNESS WHEREOF, the undersigned has executed this Authorization as of this day of March, 2017.

WOLFF, LLC

By: 

Name: Dawn Wolff

Its: Manager



SUBDIVISION PROPERTY DESCRIPTION:

LOTS 1 AND 2 IN CHURCH CORPORATE PARK RESUBDIVISION NUMBER 1, BEING A RESUBDIVISION OF LOTS 2 AND 3 IN CHURCH CORPORATE PARK IN PART OF THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED JUNE 7, 2010 AS DOCUMENT 2010K036199, IN KANE COUNTY, ILLINOIS.

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Parking and Stacking Requirement Worksheet

Project Number: 2016.178

Petitioner: Henkels & McCoy, Inc.

Parking Requirement

Total Parking Requirement	41
Enclosed Parking Spaces	-
Surface Parking Spaces	41

Note: All parking spaces must be individually accessible spaces in order to count towards this requirement

Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-	
Drive-through facilities	-	5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
Car wash facilities, automated	-	20 stacking spaces or 10 per approach lane, whichever is greater.
Car wash facilities, self-service	-	3 stacking spaces per approach lane, plus 2 drying spaces per stall
Preschool or daycare facilities, drop-off area	-	5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

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OFFICE USE ONLY

Verified By: Steve Broadwell, 3/1/17

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
10,000	Structure 2100: Business or professional offices, including financial institutions	1 space per 300 SF of GFA	33
8,000	Structure 2600: Warehouse, storage or distribution facility	Structure 2600: Warehouse, storage or distribution facility	8
		TOTAL	41

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Landscaping CTE Requirement Worksheet

Project Number: 2016.178

Petitioner: Henkels & McCoy, Inc.

Street Frontage 1,074 L.F.

Stormwater HWL - L.F. Wet Bottom

- L.F. Dry Bottom

- L.F.

- units

Neighborhood Border

Dwelling Units

Subdivision Name: Church Corporate Park

Unit/Phase: Subdivision Numt Lot Number

1

Perimeter Yard

Buffer Yard

Surface Parking Spaces

Building Foundation

2,016 L.F.

- L.F.

69 spaces

360 L.F.

Standard Requirements

	Total CTEs Required	Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs	CTE Equivalent Value
Street Trees	33.0	1	3	3	20	20	
Wet Stormwater Facility	0.0	33	0	0	0	0	
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0	
Neighborhood Border	0.0	0	0	0	0	0	
Dwelling Unit	0.0	0	0	0	0	0	
Perimeter Yard	60.0	30	27	27	120	120	
Buffer Yard	0.0	0	0	0	0	0	
Parking Lot Islands	4.5	3	0	0	15	15	# of Islands: 3
Building Foundation	4.0	0	0	0	40	40	
Total:	101.5	66	27	27	175	175	

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Verified By:

Steve Broadwell

Date:

3/1/2017